

**City of Greensboro  
North Carolina  
Greensboro Minimum Housing  
Commission Meeting**

**Regular Meeting**

**1:30 p.m.**

**July 12, 2011**

**Commission Members Present:**

Tim Vincent, Chairman  
Shermin Ata  
Angela Harris  
Jim Burgess

**Staff Present:**

Inspector Wanda Hovander  
Inspector Roddy Covington  
Inspector Chris Jones  
Lori Loosemore  
Don Sheffield, Commercial Demolitions  
Mary Lynn Anderson, Attorney's Office  
Mike Williams, City Attorney

Chairman Tim Vincent called the meeting to order.

Staff and persons from the audience were sworn in as to their testimony in the following matters for this meeting.

**1. APPROVAL OF JUNE 14, 2011 MINUTES:**

Mr. Burgess moved to approve the minutes from the June 14, 2011 meeting as written, seconded by Ms. Harris. The Commission voted unanimously 4-0 in favor of the motion.

Mr. Jones announced that Case #9, 1114 Moody Street, has been repaired by the owner.

**New Cases:**

- 2. PUBLISHED CASE -- ALLOW 2 MONTHS FOR CONTINUANCES.  
1007 Bluford Street -- (TMN 36-14-34) Heirs of Marguerite Jeffries, Owner, -- In the Matter of Order to Repair, Alter or Improve the Structure. Inspectors Covington & Hovander. (INSPECTOR UPHELD)**

Inspector Jones stated that 1007 Bluford Street is not part of a duplex or apartment complex and is being submitted as less than 50 percent damaged. The case did not start as a RUCO case. A title search was completed in February, 2010. The date of the inspection was October 29, 2009 and all parties were notified. The date of the hearing was April 5, 2010 and no one appeared for the hearing. The order was issued on May 11, 2010 and expired on June 6, 2011. The last date of visual inspection was July 8, 2011 by Inspector Jones. The City did have to order the property secured and the City secured it in November, 2009. There are children in the area and A&T University is located nearby. There is no history of police complaints. In the opinion of the Inspector, the owner has abandoned their intent to repair the property.

Counsel Williams asked Inspector Jones if the video being shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was visited was July 8, 2011; the property is not a duplex or multiunit apartment; there are more than five separate types of violations of any of the Minimum Housing Standard Codes. Inspector Jones stated that he agreed with all of the information.

Inspector Jones stated that the list of violations include electrical wiring not properly maintained; exterior doors, assemblies or hardware not in good condition; exterior paint peeling, flaking or chipped; exterior property or premises unclean, unsafe; exterior surfaces not maintained in good condition; exterior walls not weatherproof, coat to prevent deterioration; holes, breaks, loose/rotting materials; insect screens required at doors, windows and openings required for ventilation; interior equipment unsanitary; interior landing in unsound condition or disrepair; interior structure in disrepair; interior surfaces cracked or loose plaster; interior surfaces decayed wood, other defective surface conditions, paint peeling/chipping/flaking or abraded, unclean/unsanitary or not in good condition; interior walking surface in unsound condition or disrepair; plumbing fixtures, other defects; single station smoke alarm required in existing dwelling unit; smoke alarm power source-provide functioning battery; unit unfit due to more than five violations; water closet not provided; windows: not easily openable; windows, skylights, doors or frames unsound, in disrepair, or not weather tight.

There was no one present wishing to speak on this matter.

Mr. Burgess moved to uphold the Inspector, seconded by Ms. Ata. The Commission voted unanimously 4-0 in favor of the motion.

Chair Vincent stated that the property involved in this matter is located at 1007 Bluford Street in Greensboro, North Carolina. The property owner and all parties in interest in said property have been properly served with all Complaints, Notices and Orders issued in this matter in compliance with the law. The property owner and all parties in interest were afforded their due process rights in compliance with the law. The property in question has more than five separate types of violations of any of the Minimum Housing Code Standards. The continuation of this dwelling in its current condition is detrimental to the health, safety, morals and welfare to the people within the City of Greensboro and is unfit for human habitation. Based on the foregoing findings of fact, it is hereby concluded that this matter is properly before this Commission; the described structure is dangerous and unfit for human habitation; and the Inspector is proper in all respects.

Therefore it is **Ordered, Resolved** and **Decreed** by vote of the Commission that the Inspector is upheld.

**3. PUBLISHED CASE -- ALLOW 2 MONTHS FOR CONTINUANCES.  
410 Beech Street -- (TMN 27-10-17) Heirs of Norma Joan Crawford, Owner -- In  
the Matter of Order to Repair, Alter or Improve the Structure. Inspectors Covington  
& Hovander. (INSPECTOR UPHELD)**

Inspector Jones stated that 410 Beech Street is not part of a duplex or apartment complex and is being submitted as less than 50 percent damaged. A title search was completed in March, 2008. The date of the inspection was January 29, 2008 and all parties were notified. The date of the hearing was April 5, 2010 and no one appeared for the hearing. The order was issued on November 17, 2010 and expired on December 17, 2010. The last date of visual inspection was

July 8, 2011 by Inspector Jones. The City did not have to order the property secured. There are children in the area and A&T University is located nearby. There is no history of police complaints. In the opinion of the Inspector, the owner has abandoned their intent to repair the property.

Counsel Williams asked Inspector Jones if the video being shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was visited was July 8, 2011; the property is not a duplex or multiunit apartment; there are more than five separate types of violations of any of the Minimum Housing Standard Codes. Inspector Jones stated that he agreed with all of the information.

Inspector Jones stated that the list of violations include vacant structure or premises unclean, unsafe, unsecured, or unsanitary; accessory structure structurally unsound or in disrepair; exterior property or premises unclean, unsafe; exterior structure in disrepair, structurally unsound or unsanitary; exterior surfaces not maintained in good condition; exterior walls: holes, breaks, loose or rotting materials; exterior walls not weatherproof; exterior doors, assemblies or hardware not in good condition; interior equipment: structurally unsound; interior structure in disrepair; interior surfaces cracked or loose plaster; interior surfaces: decayed wood, paint peeling, chipping, flaking or abraded; interior surfaces: unclean, unsanitary, or not in good condition; rubbish or garbage accumulated at interior of structure; electrical system hazard: deterioration or damage; aisle widths obstructed.

There was no one present wishing to speak on this matter.

Mr. Burgess moved to uphold the Inspector, seconded by Ms. Harris. The Commission voted unanimously 4-0 in favor of the motion.

Chair Vincent stated that the property involved in this matter is located at 410 Beech Street in Greensboro, North Carolina. The property owner and all parties in interest in said property have been properly served with all Complaints, Notices and Orders issued in this matter in compliance with the law. The property owner and all parties in interest were afforded their due process rights in compliance with the law. The property in question has more than five separate types of violations of any of the Minimum Housing Code Standards. The continuation of this dwelling in its current condition is detrimental to the health, safety, morals and welfare to the people within the City of Greensboro and is unfit for human habitation. Based on the foregoing findings of fact, it is hereby concluded that this matter is properly before this Commission; the described structure is dangerous and unfit for human habitation; and the Inspector is proper in all respects.

Therefore it is **Ordered, Resolved** and **Decreed** by vote of the Commission that the Inspector is upheld.

**4. 3911 Standish Drive -- (TMN 3-146-D-498) Michael K. Summers, Willie V. Hudson and Rachel S. Hudson, Owners - In the Matter of Order to Repair, Alter or Improve the Structure. Inspectors McDougal & Hovander. (INSPECTOR UPHELD)**

Inspector Jones stated that 3911 Standish Drive is not part of a duplex or apartment complex and is being submitted as less than 50 percent damaged. A title search was completed in October, 2010. The date of the inspection was January 11, 2005 and all parties were notified.

The date of the hearing was January 7, 2011 and no one appeared for the hearing. The order was issued on January 12, 2011 and expired on February 11, 2011. The last date of visual inspection was July 8, 2011 by Inspectors Hovander and Jones. The City did have to order the property secured and the owner secured it in March, 2008. There are children in the area but no schools nearby. There is no history of police complaints. In the opinion of the Inspector, the owner has abandoned their intent to repair the property.

Counsel Williams asked Inspector Jones if the video being shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was visited was July 8, 2011; the property is not a duplex or multiunit apartment; there are more than five separate types of violations of any of the Minimum Housing Standard Codes. Inspector Jones stated that he agreed with all of the information.

Inspector Jones stated that the list of violations include loose floor covering; crawl space door repair/replace; repair/replace cabinets; holes in interior walls/partitions; porch floor, repair/replace; cover plate cracked/missing or loose; electrical power not on at time of inspection; exposed wiring; missing UL listed smoke detector; broken glass pane; windows inadequately screened; make windows operable; dwelling unit does not have running water; dwelling unit missing lavatory; property maintenance: unclean/unsanitary floor, walls, ceiling, and fixtures.

Inspector Vincent asked if there was any one wishing to speak on this matter.

Michael Summers, 1120 Hillcroft Road in Brown Summit, is an owner of the property. He stated that attempts had been made to repair the property; however, repeated vandalism occurred and the decision has been made to demolish the unit. He is currently in the process of looking for someone to demolish the property.

Ms. Ata moved to uphold the Inspector, seconded by Mr. Burgess. The Commission voted unanimously 4-0 in favor of the motion.

Mr. Summers asked the Commission to clarify their motion to uphold the Inspector. Chair Vincent provided Mr. Summers with a detailed explanation of the motion.

Chair Vincent stated that the property involved in this matter is located at 3911 Standish Drive in Greensboro, North Carolina. The property owner and all parties in interest in said property have been properly served with all Complaints, Notices and Orders issued in this matter in compliance with the law. The property owner and all parties in interest were afforded their due process rights in compliance with the law. The property in question has more than five separate types of violations of any of the Minimum Housing Code Standards. The continuation of this dwelling in its current condition is detrimental to the health, safety, morals and welfare to the people within the City of Greensboro and is unfit for human habitation. Based on the foregoing findings of fact, it is hereby concluded that this matter is properly before this Commission; the described structure is dangerous and unfit for human habitation; and the Inspector is proper in all respects.

Therefore it is **Ordered, Resolved** and **Decreed** by vote of the Commission that the Inspector is upheld.

**5. 3912 Standish Drive -- (TMN 3-146-D-498) Michael K. Summers, Willie V. Hudson and Rachel S. Hudson, Owners - In the Matter of Order to Repair, Alter or Improve the Structure. Inspectors McDougal & Hovander. (INSPECTOR UPHELD)**

Inspector Jones stated that 3912 Standish Drive is not part of a duplex or apartment complex and is being submitted as less than 50 percent damaged. A title search was completed in October, 2010. The date of the inspection was January 11, 2005 and all parties were notified. The date of the hearing was January 7, 2011 and no one appeared for the hearing. The order was issued on January 12, 2011 and expired on February 11, 2011. The last date of visual inspection was July 8, 2011 by Inspectors Hovander and Jones. The City did have to order the property secured and the owner secured it on March 3, 2008. There are children in the area but no school nearby. There is no history of police complaints. In the opinion of the Inspector, the owner has abandoned their intent to repair the property.

Counsel Williams asked Inspector Jones if the video being shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was visited was July 8, 2011; the property is not a duplex or multiunit apartment; there are more than five separate types of violations of any of the Minimum Housing Standard Codes. Inspector Jones stated that he agreed with all of the information.

Counsel Williams, for the record, stated that these two buildings, 3911 Standish Drive and 3912 Standish Drive, were listed on one tax map number. He asked Inspector Jones if there were any other buildings located on the property. Inspector Jones confirmed that these two were the only buildings on the property.

Inspector Jones stated that the list of violations include loose ceiling boards; holes in ceiling; cracks in exterior walls; weather permeable exterior walls/siding; rotted exterior wall studs; rotten flooring; loose floor covering; cracked/damaged foundation wall; crawl space door repair/replace; repair or replace cabinets; loose boards on interior wall/partition; loose material on interior wall/partition; cover plate cracked/missing or loose; exposed wiring, missing UL listed smoke detector; broken glass pane; doors inadequately screened; windows not screened; make windows operable; weather permeable window; dwelling unit does not have running water; dwelling unit missing lavatory; dwelling unit missing water closet; unclean/unsanitary floor; unclean/unsanitary walls, ceiling and fixtures.

Inspector Vincent asked if there was any one wishing to speak on this matter.

Michael Summers, 1120 Hillcroft Road in Brown Summit, is an owner of the property. He stated that his plans for 3912 Standish Drive were the same as stated in the previous case regarding 3911 Standish Drive.

Ms. Harris moved to uphold the Inspector, seconded by Ms. Ata. The Commission voted unanimously 4-0 in favor of the motion.

Chair Vincent stated that the property involved in this matter is located at 3912 Standish Drive in Greensboro, North Carolina. The property owner and all parties in interest in said property have been properly served with all Complaints, Notices and Orders issued in this matter in compliance with the law. The property owner and all parties in interest were afforded their due process rights in compliance with the law. The property in question has more than five separate

types of violations of any of the Minimum Housing Code Standards. The continuation of this dwelling in its current condition is detrimental to the health, safety, morals and welfare to the people within the City of Greensboro and is unfit for human habitation. Based on the foregoing findings of fact, it is hereby concluded that this matter is properly before this Commission; the described structure is dangerous and unfit for human habitation; and the Inspector is proper in all respects.

Therefore it is **Ordered, Resolved** and **Decreed** by vote of the Commission that the Inspector is upheld.

**6. 1302 North English Street -- (TMN-00-00-0187-0-0013-00-005) Kelman Properties and Jennifer Kelman, Owner – In the Matter of Order to Repair, Alter or Improve the Structure. Inspectors McDougal and Hovander.  
(CONTINUED UNTIL OCTOBER, 2011 MEETING)**

Inspector Jones stated that 1302 North English Street is not part of a duplex or apartment complex and is being submitted as less than 50 percent damaged. A title search was completed in April, 2010. The date of the inspection was March 18, 2010 and all parties were notified. The date of the hearing was September 16, 2010 and no one appeared for the hearing. The order was issued on September 28, 2010 and expired on October 28, 2010. The last date of visual inspection was July 11, 2011 by Inspector Hovander. The City did not have to order the property secured. There are children in the area but no schools nearby. There is no history of police complaints. In the opinion of the Inspector, the owner has abandoned their intent to repair the property.

Counsel Williams asked Inspector Jones if the video being shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was visited was July 11, 2011; the property is not a duplex or multiunit apartment; there are more than five separate types of violations of any of the Minimum Housing Standard Codes. Inspector Jones stated that he agreed with all of the information.

Inspector Jones stated that the list of violations include accessory structure structurally unsound or in disrepair; electrical Code violation referred to trade inspector; electrical equipment not properly maintained; glazing: cracks and/or holes; interior doors shall fit frame and open and close; interior equipment in disrepair; ceiling leaking because of roof leak; walls and ceiling in unit need painting; holes in wall in unit; interior surfaces: unclean, unsanitary, or not in good condition; mechanical Code violations referred to trade inspector; front porch overhand has broken support structures; plumbing Code violations referred to trade inspector; roof and flashing shall be sound, tight, and not admit rain; roof drains, gutters or downspouts obstructed.

Inspector Vincent asked if there was any one wishing to speak on this matter.

Jennifer Kelman, 2461 Eagleside Drive in High Point, is an owner of the property. They have only owned the property for a year and they were unaware of any Code violations prior to the purchase. The owners have put a lot of money into the property and are actively working on repairs. Mr. Sheffield gave an overview on the status of permits. Ms. Kelman discussed her timeline to repair the property. Inspector Hovander explained to the owner that the property must be brought to a habitable condition. In addition, Inspector Hovander explained that an electrical permit must be pulled before electrical work can be done and she encouraged the

owner to call and have an Inspector visit the property to work with her on what needs to occur to bring the property up to standard.

Ms. Harris moved to continue the case until the October, 2011 meeting so that the owner can update the Commission on progress being made to the property, seconded by Ms. Ata. The Commission voted unanimously 4-0 in favor of the motion.

Inspector Hovander pointed out that the grass was very tall upon her last visit to the property. Ms. Kelman replied that they will try to maintain the outside of the property.

### **Continued Cases:**

**7. 3935 Eastland Avenue – (TMN 3-146-A-499-11) – Heirs of Isabella Moton, Owner – In the Matter of Order to Repair, Alter or Improve the Structure. Continued from the April 12, 2011 Housing Commission meeting. Inspectors McDougal & Hovander. (CONTINUED UNTIL THE OCTOBER, 2011 MEETING)**

Inspector Jones stated that this property is not part of a duplex or apartment complex. The case is being submitted as less than 50% damaged. A title search was done in June, 2010. The date of inspection was March 27, 2008 and reinspected August 11, 2010. The date of the hearing was September 24, 2010 and no one appeared. The order was issued October 21, 2010 and expired November 22, 2010. The last visual inspection was April 11, 2011. The City did not have to order the property secured. There are children in the area but no schools nearby. There is no history of police complaints to LOE. In the opinion of the Inspector, the owner has abandoned their intent to repair the property.

Chair Vincent asked if there was any one present wishing to speak on the property.

Williams Benjamin, 101 Friendly Avenue, is the attorney representing the administrator of the estate of Isabella Moton. He listed what had been done since the last meeting: (1) the property has been listed with a real estate agent who will notify any prospective buyer of the condition of the property and the repairs needed. (2) the facility has been secured as requested by the Commission, and (3) a letter was sent to the Commission asking for more time to be able to sell the property. For the record, Mr. Benjamin noted that Commissioners were not in receipt of the letter. Mr. Benjamin read the letter into the record. He explained that everything was being done by the administrators of the estate to keep the property as secured as possible. In addition, the grass is being mowed intermittently to keep it low. Mr. Benjamin stated that no work has been done on the interior of the property because there is no intent to do so and there are no funds available.

In response to a question from Ms. Harris, Inspector Jones stated that the porch had been secured to the City's satisfaction. He added that this case originated from a complaint regarding the deterioration of the garage in the backyard.

Mr. Benjamin hoped that the property would be sold sometime soon. The price has been lowered in the MLS and a sign has been placed in the yard of the property. He gave an overview on the history of the property.

Mr. Burgess moved to continue the case until the October, 2011 meeting, seconded by Ms. Ata. The Commission voted unanimously 4-0 in favor of the motion.

Ms. Ata expressed concern with the unsightly red tape. Inspector Jones replied that the tape could be taken down on the cement porch. Chair Vincent asked that the property be kept secure with the door locked at all times. Inspector Jones also asked that the open crawl space door, as seen in the video, be secured.

**8. 3728 Central Avenue – (TMN 210-3-11) – Jonathan and Mary Odin, Owner – In the Matter of Order to Repair, Alter or Improve the Structure. Continued from the April 12, 2011 Housing Commission meeting. Inspectors McDougal & Hovander. (CONTINUED UNTIL OCTOBER, 2011 MEETING)**

Inspector Jones stated that this property is not part of a duplex or apartment complex. The case is being submitted as less than 50% damaged. A title search was done in May, 2010. The date of inspection was April 16, 2010. All parties of interest were notified. The date of the hearing was October 22, 2010 and no one appeared. The order was issued October 26, 2010 and expired November 29, 2010. The last visual inspection was July 11, 2011. The City did have to order the property secured and the City secured it on April 26, 2010. There are children in the area and Falkner Elementary and Hariston Middle Schools are nearby. There is no history of police complaints to LOE. In the opinion of the Inspector, the owner has abandoned their intent to repair the property.

Chair Vincent asked if there was any one present wishing to speak on the property.

Wayne Odin, 1101 Timberview Drive in Charleston, West Virginia, is the owner of the property. He distributed photos to Commissioners showing work that has been completed on the property. He has cleared away brush and has started to replace cracked windows and siding on one side of the house. There are also plumbing repairs that need to be finished. He intends to restore and sell the property. Mr. Sheffield updated the Commission on the status of permits. Mr. Odin asked for 60-90 days to finish repairs.

Ms. Burgess commented that the Commission was concerned that the owner should address the violations on the property. He suggested that the owner concentrate on brining the property up to Code instead of trying to finish everything such as washing and painting the property.

Mr. Odin felt that the majority of work could be completed within 90 days. Inspector Hovander asked that the owner contact the Inspection Department to obtain an explanation of violations along with all necessary permits as soon as possible.

Ms. Ata moved to continue the case for 90 days and within the 90 days the owner will contact the City to get all necessary permits and an explanation of violations if needed and return with a report on progress along with a plan for completion of any remaining violations, seconded by Mr. Burgess. The Commission voted unanimously 4-0 in favor of the motion.

**9. 1114 Moody Street - (TMN 215-3-4) – Michael Ray & Debra H. Hodgins, Owners – In the Matter of Order to Repair, Alter or Improve the Structure. Continued from the August 11, 2009; October 13, 2009; December 8, 2009; March 9, 2009; June 8, 2010; August 10, 2010; October 12, 2010; and December 14, 2010; February 8, 2011 and April 12, 2011 Housing Commission meetings. Inspectors Covington & Hovander. (REPAIRED BY OWNER)**

**10. 306 Holt Avenue – (TMN 197-4-25) – James B. Fleet, Jr. Trustee of the Irrevocable Spendthrift Trust, Owner – In the Matter of Order to Repair, Alter or Improve the**



**Structure. Continued from the August 10 & October 12, 2010; February 8, 2011 and April 12, 2011 Housing Commission meetings. Inspectors Covington & Hovander. (INSPECTOR UPHELD)**

Inspector Jones stated that 306 Holt Avenue is not part of a duplex or apartment complex. The case was submitted as less than 50% damaged. A title search was completed in July, 2008. The date of inspection was July 13, 2005 and all parties of interest were notified. The date of the hearing was May 27, 2010. The order was issued May 27, 2010 and expired June 28, 2010. The date of last visual inspection was July 11, 2011 by Inspectors Jones and Hovander. The City did not have to order the property secured. There are children in the area but no school is nearby. There is no history of police complaints. In the opinion of the Inspector, the owner has abandoned their intent to repair the property.

Chair Vincent asked if there was any one present wishing to speak on this matter.

Jim Fleet, 428 East Hendrix Street, is the owner of the property. He asked the Commission to allow him to complete three other units that will generate income before he resumes work on the Holt Avenue property.

Chair Vincent stated that violations on the property needed to be addressed in a timely manner. Ms. Harris pointed out that this case originated in July, 2005 and has been continued numerous times.

Counsel Williams asked Inspector Jones if the video being shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was visited was July 11, 2011; the property is not a duplex or multiunit apartment; there are more than five separate types of violations of any of the Minimum Housing Standard Codes. Inspector Jones stated that he agreed with all of the information.

Inspector Jones stated that the violations include weather permeable exterior wall/siding; rotted boards on exterior wall; loose siding; rotten flooring; loose floor covering; holes/cracks/air permeable floor; prevent accumulation of stagnant water, or soggy ground under the structure; cracked or damaged foundation wall; inadequate foundation bearing; loose material on interior wall/partition; holes in interior wall/partition; rotted interior wall/partition studs; gutters if present need to be maintained in good condition; open ground; sheathing damaged/missing; receptacle cracked; cover plate cracked/missing or loose; electrical receptacle painted over; loosely secured panel box; inoperable UL listed smoke detector; broken glass pane; doors inadequately screened; make windows operable; untreated deteriorative surface; privacy lock missing from required interior door; entrance door weather permeable-exterior

Ms. Harris moved to uphold the Inspector, seconded by Ms. Ata. The Commission voted unanimously 4-0 in favor of the motion.

Chair Vincent stated that the property involved in this matter is located at 306 Holt Avenue in Greensboro, North Carolina. The property owner and all parties in interest in said property have been properly served with all Complaints, Notices and Orders issued in this matter in compliance with the law. The property owner and all parties in interest were afforded their due process rights in compliance with the law. The property in question has more than five separate types of violations of any of the Minimum Housing Code Standards. The continuation of this dwelling in its current condition is detrimental to the health, safety, morals and welfare to the

people within the City of Greensboro and is unfit for human habitation. Based on the foregoing findings of fact, it is hereby concluded that this matter is properly before this Commission; the described structure is dangerous and unfit for human habitation; and the Inspector is proper in all respects.

Therefore it is **Ordered, Resolved** and **Decreed** by vote of the Commission that the Inspector is proper in all respects.

Ms. Ata suggested that Mr. Fleet speak with Inspector Hovander regarding the consequences of the Commission's decision to uphold the Inspector and the 90-day repair period.

**ADJOURNMENT:**

There being no further business before the Group, the meeting adjourned at 3:00 p.m.

Respectfully submitted,

Tim Vincent, Chairman  
City of Greensboro Minimum Housing Standards Commission

TV:sm/jd